

NOTES

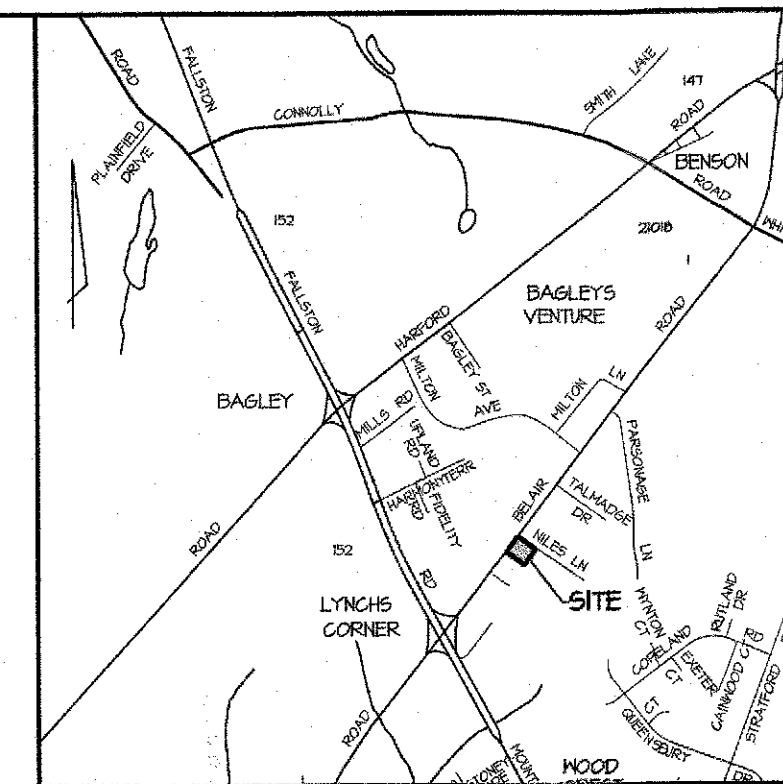
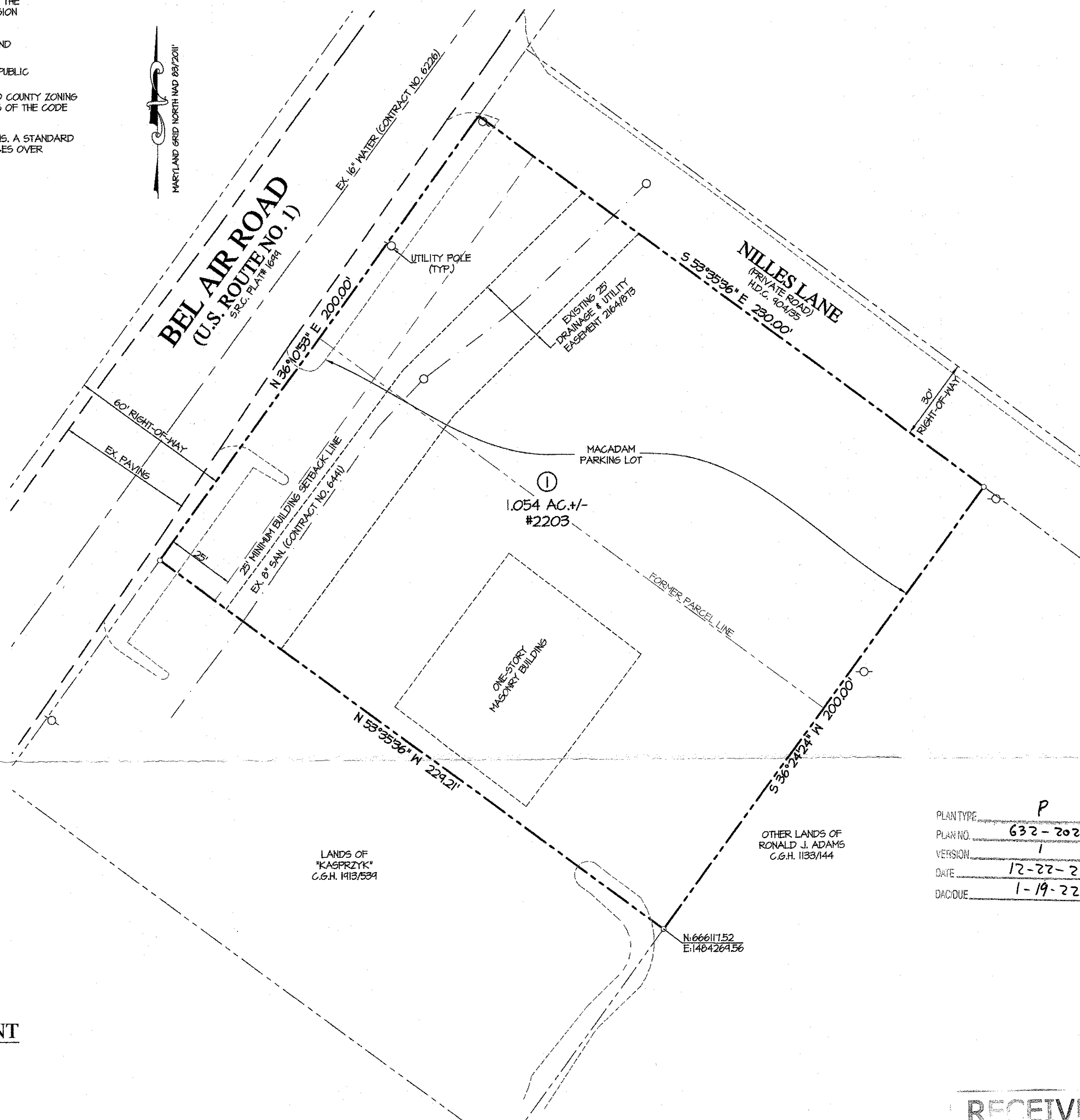
DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.

THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE THIS PLAT IS SUBJECT TO REVISION.

ANY NEW IMPERVIOUS AREA WILL NEED TO MEET CURRENT SWM REGULATIONS. A STANDARD PLAN MAY BE USED FOR DISTURBANCES UP TO 30,000 SQ. FT. DISTURBANCES OVER 30,000 SQ. FT. WILL REQUIRE AN ENGINEERED SWM PLAN.



LOCATION MAP

1" = 2000'

SITE DATA

1. TOTAL ENCLOSED AREA: 1.054 AC.±
2. TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: 0.000 AC.±
3. TOTAL ROAD RIGHT-OF-WAY AREA: 0.000 AC.±
4. TOTAL LOT AREA: 1.054 AC.± - AC.±
5. TAX MAP: #55, PARCELS: #412 & #176
6. DEED REFERENCE: H.D.C. 1133/144 AND H.D.C. 1143/140
7. PLAT REFERENCE: N/A
8. #2203 INDICATES HOUSE NUMBER.
9. ① INDICATES LOT NUMBER.
10. NUMBER OF LOTS: 1
11. PRESENT ZONING: C1

NOTE:
THE PURPOSE OF THIS PLAT IS TO COMBINE TAX MAP# 55, PARCELS #412 AND #176 TO CREATE LOT 1.

PLANTYPE: P
PLAN NO.: 632-2021
VERSION: 1
DATE: 12-22-21
DAD/DUE: 1-19-22

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON DECEMBER 14, 2021 AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (09.13.06).

BAY STATE LAND SERVICES, INC.

CHARLES DUDLEY CAMPBELL
PROPERTY LINE SURVEYOR #300
LICENSE EXPIRATION: AUGUST 27, 2022

DATE:

RECEIVED

DEC 22 2021

Harford County Planning & Zoning

OWNER:

RONALD J. ADAMS
601 WHITAKER MILL ROAD
JOPPA, MARYLAND 21085-1004

OWNER'S AND MASTER PLAN CONFORMANCE STATEMENT

THE OWNER GUARANTEES THAT COMMUNITY WATER SUPPLY AND SEWERAGE COLLECTION FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: RONALD J. ADAMS

THE USE IF THE COMMUNITY WATER SUPPLY AND/OR SEWERAGE COLLECTION SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

DEPUTY STATE HEALTH OFFICER

APPROVED:	DEPUTY STATE HEALTH OFFICER	DATE
APPROVED:	DIR., DEPT. OF PARKS AND RECREATION	DATE
APPROVED:	DIR., DEPT. OF PUBLIC WORKS	DATE
APPROVED:	DIR., DEPT. OF PLANNING & ZONING	DATE
APPROVED:	COUNTY ATTORNEY	DATE
APPROVED:	HARFORD COUNTY, MARYLAND	
	COUNTY EXECUTIVE	DATE
	DIRECTOR OF ADMINISTRATION	DATE

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MD. AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MD.

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

OWNER: RONALD J. ADAMS

DATE:

RECORDING STAMP

REC'D. FOR RECORD

AT _____ O'CLOCK _____ M. SAME

DAY RECORDED IN LIBER J.J.R.

NO. _____ FOLIO _____ ONE OF

THE PLAT RECORDS OF HARFORD

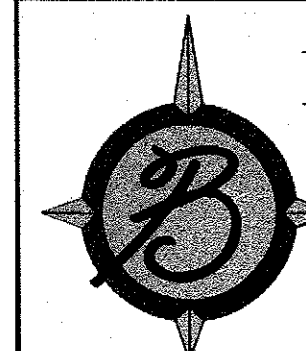
COUNTY, MD. AND EXAMINED PER

JAMES REILLY, CLERK

FINAL PLAT
LOT 1
LANDS OF
RONALD J. ADAMS

THIRD ELECTION DISTRICT

HARFORD COUNTY, MARYLAND



BAY STATE LAND SERVICES

ENGINEERS * SURVEYORS * LAND PLANNERS
ENVIRONMENTAL CONSULTANTS

P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
PHONE: 410-814-4747 FAX: 410-420-3944
www.baystatelandservices.com

SCALE: 1"=30' DATE: 12/14/2021 DRAWN BY: WES CHK. BY: CDC SHEET 1 OF 1 JOB NO. 05011